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31 Blenheim Avenue, Barnsley, S70 6AZ

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Asking Price £80,000

Situated on Blenheim Road in Barnsley, this two-bedroom mid-terrace property presents an excellent opportunity for buyers looking to add value and put their own stamp on a home.

The property offers a well-proportioned reception room to the front, providing a comfortable living space with plenty of natural light. This leads through to a functional kitchen area, with access to a ground floor family bathroom.

Upstairs, the property comprises two good-sized bedrooms, offering flexible accommodation suitable for first-time buyers, investors, or small families.

Externally, there is a rear outdoor space, ideal for relaxing or potential landscaping improvements.

While the property would benefit from some modernisation, it represents a fantastic opportunity for those seeking a project with strong potential. Conveniently located close to local amenities, schools, and transport links, this home is well-positioned for everyday living.

Early viewing is highly recommended to fully appreciate the potential on offer.

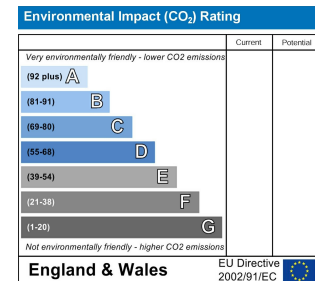
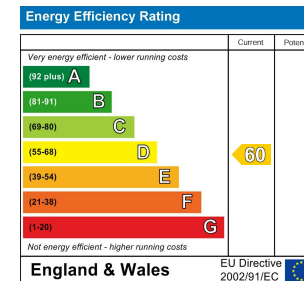
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Blenheim Avenue, Barnsley



Approx. Gross Internal Floor Area 645 sq. ft / 59.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**Reception Room**

11'9" x 13'0"

**Kitchen**

12'0" x 10'3"

**Bathroom**

7'6" x 5'6"


**Landing****Bedroom 1**

13'1" x 13'5"

**Bedroom 2**

7'8" x 8'8"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



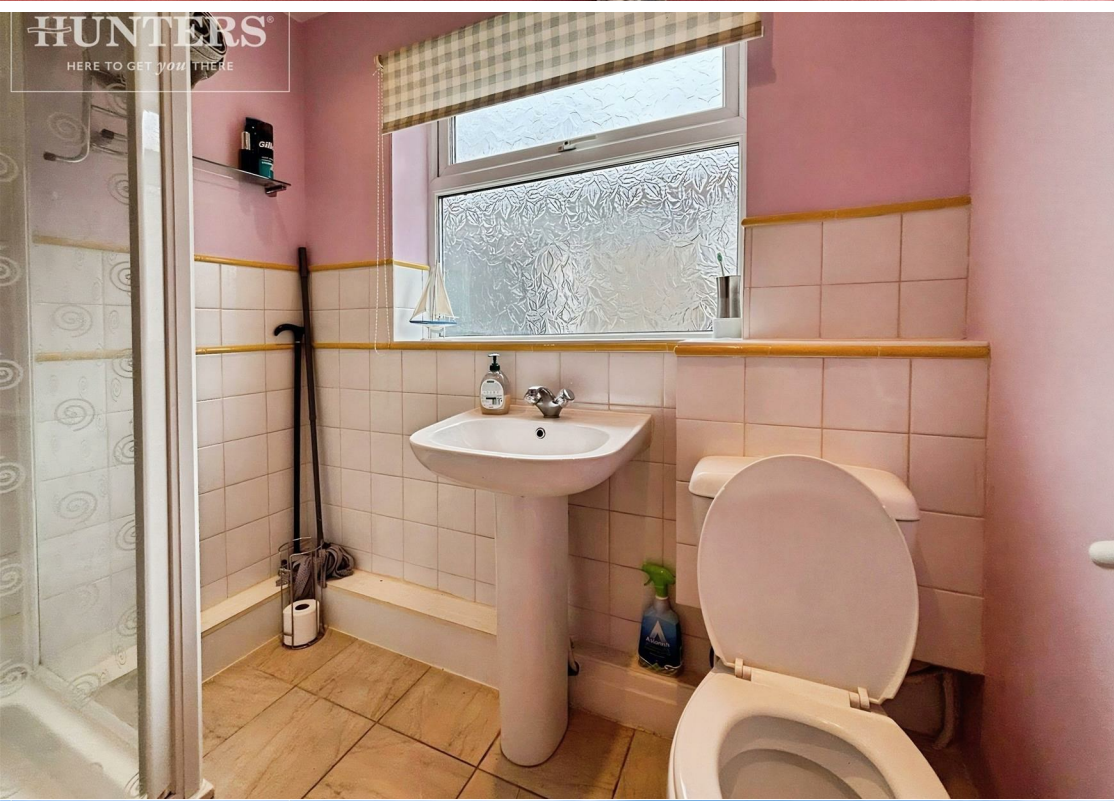
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